MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF JANUARY 8, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, January 8, 1998 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

I. Roll Call
II. Matters Pertaining to the General Citizenry:
  A. Public Hearing:
    1.
    2.
  B. Site Plan Reviews:
    1. John Dalke - Lot Split & Combination
    2.
  C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    1.
    2.
III. Business Session:
  A. Approval of Minutes from Last Meeting (12/3/97)
  B. New Business:
    1.
    2.
  C. Unfinished Business:
    1. Telecommunication Towers
    2.
  D. Other Communications:
    1. City Update
    2.
  E. Reports:
    1. D.D.A. Update
    2. Zoning Board of Appeals
    3. Site Plan Review/Historic Overlay Committees
    4. Joint City Review/Ordinance Committee
IV. Work/Study Session:
V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development Officer
Lori Donnan, Administrative Assistant
Kurt Schindler, County Planner
Manistee News Advocate
Manistee Observer
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor

CITY OF MANISTEE

MEMORANDUM

TO: Planning Commission Members

FROM: Jon Rose

DATE: January 2, 1998

RE: January 8, 1998 Planning Commission Meeting

The Planning Commission will hold a meeting on Thursday, January 8, 1998 at 7:00 p.m. in the Council Chambers.

We have received a request for a lot split and combination from John Dalke. Mr. Dalke owned both the house at 904 Ramsdell Street and the house at 908 Ramsdell Street. When Mr. Dalke sold the house at 904 Ramsdell Street to Mark Melchert an encroachment problems was discovered. Mr. Dalke is requesting a lot split and combination so the lot line will be 7 feet 6 inches from the building at 904 Ramsdell Street and 3 feet 6 inches from the from the garage at 908 Ramsdell Street. This item has been placed on the January 12, 1998 agenda for the Zoning Board of Appeals. Enclosed is a copy of a survey for your review.

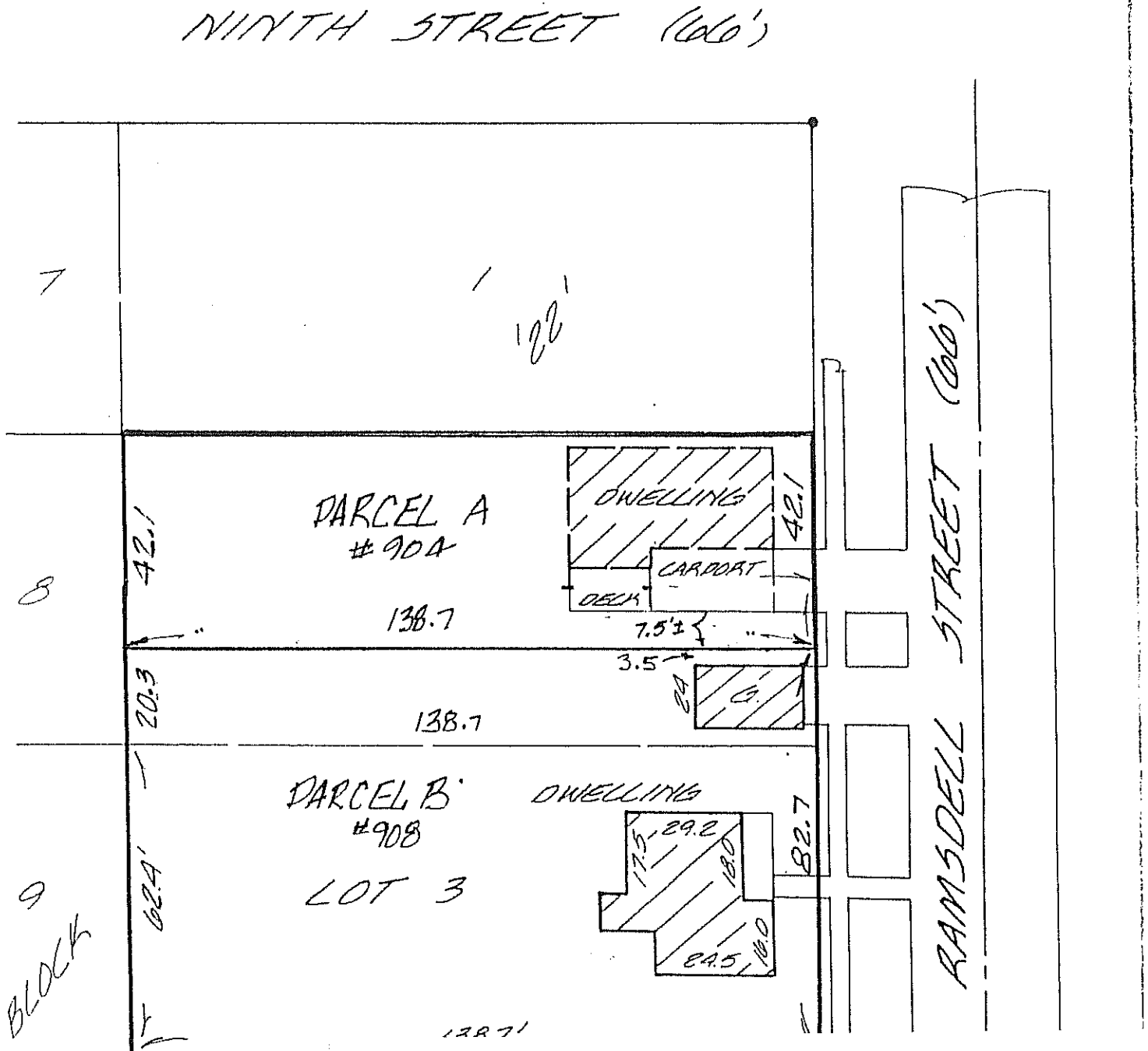
Once again Telecommunication Towers is on the agenda under unfinished business. In the meantime the City has received a request from a company requesting to install an antenna on the North Water Tower. Enclosed is a copy of language we will discuss at the January meeting.

If you have any questions or are unable to attend the meeting, please call us at 723-2558. We will see you at the meeting.

JRR:djm

Enclosures

MORTGAGE REPORT



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ORDINANCE 98- ____

AN ORDINANCE TO AMEND IN PART AN
ORDINANCE ENTITLED "MANISTEE CITY ZONING
ORDINANCE" WHICH WAS ADOPTED MAY 1, 1990, AS AMENDED;
TO ADD A DEFINITION OF COMMUNICATION TOWER;
TO ADD COMMUNICATION TOWERS AS A SPECIAL USE IN
MULTIPLE USE, COMMERCIAL AND INDUSTRIAL DISTRICTS;
TO ADD SPECIAL USE STANDARDS FOR COMMUNICATION TOWERS.

THE CITY OF MANISTEE, MANISTEE COUNT, MICHIGAN, ORDAINS:

Section 1. That the City of Manistee Zoning Ordinance of May 1, 1990, as amended, (Title XV, Chapter 150 of the Manistee Code of Ordinances is hereby amended to add a definition to Section 503 (the section of the zoning ordinance where words are defined), as follows, to wit:

> COMMUNICATION TOWER: A radio, telephone, cellular telephone or television relay structure of more than 14 feet in height attached directly to the ground or to another structure, used for the transmission or reception of radio, telephone, cellular telephone, television, microwave or any other form of telecommunication signals.

Section 2. To add *Communication Tower* to the Special Uses listed in Sections 2703, 5003, 5303, 5503, 5803, 5903, 6003, 6703.

Section 3. That the City of Manistee Zoning Ordinance of May 1, 1990 as amended, (Title XV, Chapter 160 of the Manistee City Code of Ordinances) is hereby amended by adding a new special use to Article 16 after section 1613 as follows, to wit:

1615. COMMUNICATION TOWERS

A. The following site and developmental requirements shall apply:

1. A minimum site of point seven five (.75) acre with a width to depth ratio.
2. The use of guyed wires is strictly prohibited within Residential districts.

3. The base of the tower and wire cable supports shall be fenced with a minimum five (5) foot high fence designed to prevent access to the site.

B. Special Performance Standards:

1. Accessory structures are limited to uses associated with the operation of the tower and my not be located any closer to any property line than thirty (30) feet. Nothing shall prevent an application from applying to the Zoning Board of Appeals for a setback variance.
2. Accessory structures shall not exceed six hundred (600) square feet of gross building area.
3. All towers shall be equipped with an anti-climbing device to prevent unauthorized access.
4. The plans of the tower construction shall be certified by a registered structural engineer.
5. The applicant shall provide verification that the antenna mount and structure have been reviewed and approved by a professional engineer and that the installation is in compliance with all applicable codes.
6. All towers must meet the standards of the Federal Aviation Administration and the Federal Communications Commission.
7. To preserve the view of the shoreline. No tower shall be located closer than 500 feet from Lake Michigan.
8. No part of any tower or antenna shall be constructed, located or maintained at any time, permanently or temporarily, on or upon any required setback area for the district in which the antenna or tower is to be located. In no case shall a tower or antenna be located within thirty (30) feet of a property line. Nothing shall prevent an applicant from applying to the Zoning Board of Appeals for a setback variance.
9. Metal towers shall be constructed of, or treated with, corrosive-resistant material.
10. Antennas and metal towers shall be grounded for protection against a direct

strike by lightning and shall comply as to electrical wiring and connections with all applicable statutes, regulations and standards.

11. Towers with antennas shall be designed to withstand a uniform wind loading as prescribed in the building code.

12. All signals and remote control conductors of low energy extending substantially horizontally above the ground between a tower or antenna and a structure, or between towers, shall be at least eight (8) feet above the ground at all points, unless buried underground.

13. Towers shall be located so that they do not interfere with reception in nearby residential areas.

14. Towers shall be located so there is room for vehicles doing maintenance to maneuver on the property owned and or leased by the applicant.

15. The base of the tower shall occupy no more than five hundred (500) square feet.

16. Minimum spacing between tower locations shall be one (1) mile in order to prevent a concentration of towers in one area.

17. Height of the tower shall not exceed two hundred (200) feet from grade within a business district, and three hundred (300) feet from grade within a Manufacturing district.

18. Towers shall not be artificially lighted unless required by the Federal Aviation Administration.

19. Existing on-site vegetation shall be preserved to the maximum extent practical.

20. There shall not be displayed advertising or identification of any kind in tended to be visible from the ground or other structures, except as required for emergency purposes.

21. The antenna shall be painted to match the exterior treatment of the tower. The chosen paint scheme should be designed to minimize off-site visibility of the antenna.

22. Structures shall be subject to any state and federal regulations concerning non-ionizing electromagnetic radiation. If more restrictive state or federal standards are adopted in the future, the antenna shall be made to conform to the extent required by such standards or the Special Use approval will be subject to revocation by the Planning Commission. Cost for testing and verification of compliance shall be borne by the operator of the antenna.

23. There shall be no employees located on the site on a permanent basis to service or maintain the antenna. Occasional or temporary repair and service activities are excluded from this restriction.

24. All parking and drive areas must be paved as provided in this ordinance.

25. Where the property adjoins any residentially zoned property or land use, the developer shall plant two (2) alternating rows of evergreen trees with a minimum height of five (5) feet on twenty (20) foot centers along the entire perimeter of the tower and related structures. In no case shall the evergreens be any closer than ten (10) feet to any structure.

26. The tower shall be removed by the property owner or lessee within six (6) months of being abandoned.

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Lorraine G. Conway, Mayor Dated

ATTEST:

_____

Kenneth J. Oleniczak Dated
City Clerk/Treasurer

Telecom Companies Now Turn to Heaven

* * *

Here Is the Church and Here Is The Steeple; Open It Up And See Digital People

By Jon G. Auerbach
Staff Reporter of The Wall Street Journal

WELLESLEY, Mass. – AT&T Corp. offered the Wellesley Congregational Church what looked like manna from heaven.

If the church would just let the phone company install wireless transmission equipment in its nine-story-high steeple, the telecommunications giant would pay rent of $1,000 a month for five years.

The church, more than interested, drove a hard bargain. For steeple rights it wanted $3,000 a month for 20 years, eight free cell phones for clergy and staff and free calling.

In the end, after what AT&T describes as a "tough negotiation," the church got most of what it wanted. In a deal sealed in July, AT&T agreed to pay $2,500 each month for a decade – a cool $300,000. Free phones weren't in the cards, but AT&T did also promise to rebuild part of the steeple and to kick in a $6,000 "gift" to the church each year. That could pay a lot of roaming charges.

Pleasant Symbiosis

Call it the great steeple chase. Churches all over Massachusetts, and to a lesser extent elsewhere, are hammering out such deals with wireless carriers to stud their spires with transmitting equipment.

Monthly rent is more reliable than the collection plate. And for the companies, the arrangements are a great way to get around local zoning bans on constructing antenna towers. In just the next few years, the carriers need to install about 70,000 antennae nationwide for their new digital phone networks.

Churches "are sitting on potential gold mines," says Blake T. Haskell, a site coordinator for AT&T's wireless division. So far, about 50 churches in Massachusetts have struck deals. Dozens more are in negotiations.

Of course, not every man of God is enthusiastic. Churches "are selling out," says the Rev. William O'Donnell of St. Joseph the Worker Church in Berkeley, Calif. Father O'Donnell says that for churches to help corporations make money is "the greatest scandal" because Christianity "teaches something very different than people making profit."

Not so, replies the Rev. Lee Woofenden of the New Jerusalem Church in Bridgewater, Mass., who recently signed a deal with Sprint PCS, the digital wireless operation of Sprint Communications Co. The minister says that "Jesus talked a lot about money" and adds, "Doing business in this world is part of religion."

Communication Devices

And communication, after all, is what steeples are about. Spires first began appearing atop Anglican churches in London at the end of the 1600s, usually housing bells to summon congregants. In the New World, early colonialists at first rejected steeples as gaudy, but the English fad proved irresistible. Steeples became fixtures atop churches around Boston in the 1700s, but often without bells, which were regarded as a Catholic contrivance. To announce services, young boys were often dispatched to the bell-less belfry to beat a drum.

Before long, Massachusetts was blessed with a multitude of tall, hollow spires that today seem almost preordained for the digital age. Many sprout prominently from hilltops, since churches were built where everyone in town could see them. Better still, steeples here are usually

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Holy Toll Calls: Telecom Companies Turn to Heaven

Continued From First Page

made of wood, which doesn't interfere with wireless waves. Slate and stone steeples common in other parts of the country are less suitable.

Parishioners throughout Massachusetts "want to know how to cash in," says Marshall S. McStay, a member of the Wellesley congregation who now advises other churches on how to negotiate sweet antenna deals. After reaching agreement with AT&T, his congregation turned around and signed a separate contract with Omnipoint Communications Inc. that is bringing in an additional $3,000 a month. "We love the cash flow," Mr. McStay says, adding that the money will be used to build housing for senior citizens.

Dekkers Davidson, who heads up the New England operations of Sprint PCS, says he regularly gets calls at home from eager Christians looking to sell steeple rights. "These are not sleepy congregations," he says.

"Is There Cash in Your Steeple?" was the title of a two-hour seminar last spring sponsored by the Massachusetts chapter of the United Church of Christ, the Congregationalists' parent organization. It was the b ttended seminar in the chapter's history, organizers say, with representatives from more than 90 churches across the state.

Attendees were advised, among other things, to make the wireless carrier pay for all power costs, building permits and additional property taxes – and to bring in a professional engineer to make sure the church's roof isn't going to collapse under the weight of the equipment. A video of the presentation is now selling briskly at $20 a copy.

In Woburn, the First Congregational Church has struck deals with three wireless carriers, netting about $40,000 a year. And it is currently soliciting a fourth wireless tenant, says O. James Inashima, a church trustee. A steeple that isn't earning rent money, he says, is an "asset that's not being used."

In Bridgewater, the steeple atop the New Jerusalem Church since 1871 was destroyed by fire three years ago. When charity golf tournaments and bake sales failed to raise the estimated $150,000 needed to build a new spire, the church started thinking wireless.

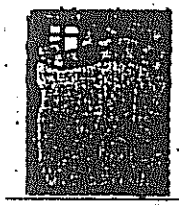
Realizing there were other potential sites in town to house antennae—including a steepled church across the street – the pastor, Mr. Woofenden, went on the offensive. He called Sprint PCS and offered antenna rights in exchange for a new steeple.

In the meantime, the minister convinced the town, which oversees historic landmarks, that the deal was worthy of approval. "I told them if Sprint didn't the steeple, no one would," he says.

Sprint PCS eventually signed on. So did town officials, who at a recent meeting offered hearty congratulations to Sprint and Mr. Woofenden for their creative partnership. Construction of the new steeple is to begin early next year.

But Mr. Woofenden and his Swedenborgian church are now negotiating with Bell Atlantic Corp.'s wireless division, hoping to raise the $60,000 needed to fix a treasured E.& G.G. Hook pipe organ.

More than 200 years ago, Mr. Woofenden says, Emanuel Swedenborg, the Swedish scientist, mystic and religious philosopher, spoke of a world "where people can communicate over vast distances instantaneously." Sprint PCS in the steeple is, in a way, the fulfillment of prophecy.



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Jobs & Business 1E

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Home Front 1D

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THE SUNDAY Chronicle

The Muskegon Chronicle

DECEMBER 7, 1997 • 72 PAGES

Gas exploration may affect health

w research indicates alth risks associated with s pipelines are greater in originally thought.

Jeff Alexander
IONICLE STAFF WRITER

A surge in natural gas exploon in West Michigan may pose lic health risks far more serithan those acknowledged by ernment bureaucrats and oil ustry officials.

One physician who has earched the effects of "sour gas" said people should not be allowed to live within several miles of an underground pipeline that transports natural gas laced with deadly hydrogen sulfide.

"It's a disaster waiting to happen," said Dr. Kaye Kilburn, a professor of medicine at the University of Southern California.

For months, state and oil industry officials have tried to allay public concern over a 70-mile underground pipeline that transports natural gas from wells in Oceana, Mason and Manistee counties to a refinery near Manistee. That gas contains elevated concentrations of hydrogen sulfide, or sour gas, a colorless substance that smells like rotten eggs.

State and industry officials have argued repeatedly that the pipeline is safe. They also claim exposure to small amounts of hydrogen sulfide occasionally released from the "sour gas" wells in Oceana, Mason and Manistee counties that feed the pipeline will not cause lasting health problems.

But new research indicates exposure to tiny amounts of hydrogen sulfide, known as H2S, can cause permanent damage to the brain and central nervous system.

"Hydrogen sulfide poisons the brain and the damage is irreversible," Kilburn said. Kilburn has studied dozens of people exposed to hydrogen sulfide, a naturally occurring toxin found in unrefined natural gas, sewage sludge, some paper pulping operations and livestock manure.

Hydrogen sulfide, he said, is dangerous "any time you can smell it."

Kilburn was one of several researchers who last month made presentations on the dangers of low-level hydrogen sulfide exposure at the American Public Health Association convention in Indianapolis.

Another scientist at that conference, Dr. Marvin Legator of the University of Texas Medical Branch, reported that "recent studies have documented that (hydro-

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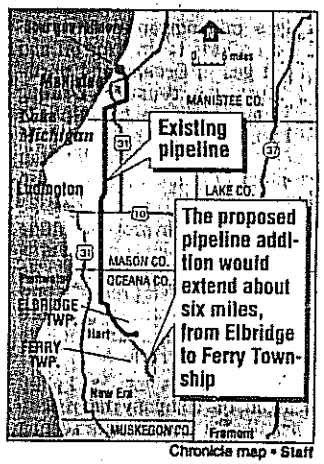

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